

STAFF REPORT

DATE October 17, 2017
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

B HOUSEKEEPING ITEMS

C APPROVAL OF MINUTES

~3:02 Meeting Summary – September 19, 2017

D NEW BUSINESS - APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:03 17-10-001 Address: 421 W State Street
Property Owner: CIF Real Estate LLC
Applicant: Signcom Inc
To be reviewed: Graphics

Sub-Districts: West Broad St **Arts and Innovation** Dodge Park
3323.21 Development Standards
Code Reference: 3375 Graphics
3381 Graphics

Staff Observations:

The Columbus Idea Foundry (CIF) is a community workshop, learning center, and creative space located at 421 W State Street. Renovations to the first floor manufacturing space were completed in 2014, but the second-floor co-working spaces recently opened in February 2017. The applicant is seeking review and approval for a projecting metal canopy (10' ft.X4 ft.) and attached signage above the main entrance fronting W. State Street. The sign will be internally illuminated and 19 in. tall.

Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Graphics	3323.21	Consistent

Applicable Plan Development Standards:

Recommendation and Standard	Staff Comments
General Guidelines	
<ul style="list-style-type: none"> A wide range of design styles are appropriate for East Franklinton, with preference for contemporary design and materials. 	Consistent. Some elements of the building encroach into the R/W. Staff recommend that the applicant work with Public Service for approvals
<ul style="list-style-type: none"> Signs that reinforce the creativity, craftsmanship, and industrial character of the East Franklinton District are 	Consistent

encouraged.	
<ul style="list-style-type: none"> Signage should be pedestrian in orientation and scale. Wall and blade signs are preferred. Auto-oriented signage is not appropriate for this district. The Review Board may consider auto-oriented signage requests featuring unique and artistic elements if such graphics are integral to the design of a building, development, and/or character of the sub-districts. 	Consistent
<ul style="list-style-type: none"> New signage should be designed to be a logical and complementary component of the overall design of a storefront and/or the associated building's architecture. 	Consistent
Wall Signs - Building	
<ul style="list-style-type: none"> The width of building wall signs should not exceed 50 percent of the width of the structure. 	Consistent

The EF Graphics Design Guidelines recommend a wide range of design styles for the East Franklinton, with preference for contemporary design and materials. In addition, new signs are encouraged to be designed logically and to complement the overall design of the associated building's architecture. Based on these recommendations, staff considers the proposed canopy and sign to be appropriate. Staff recommends approval.

Staff Recommendation:

Approval

Approval with
Conditions

Table

Disapproval

~3:15 17-10-002 Address: 61 S Skidmore Street
Property Owner: Chuck Harmack
Applicant: Chuck Harmack
To be reviewed: Exterior Modification; Expansion of use

Sub-Districts:

West Broad St

Arts and Innovation

Dodge Park

Code Reference:

3323.21 Development Standards
3323.19 Uses

Staff Observations:

61 S Skidmore Street is located at the corner of Culbertson Street and S Skidmore Street and is occupied by an existing 4,725 SF one-story structure that is currently used for manufacturing furniture. The applicant is seeking review and approval for exterior modifications that include an addition of a trussed metal roof to the existing building. The applicant also proposes an approximately 1,500 SF building addition which will be used primarily for truck parking (1,000 SF) and furniture storage (500 SF).

The applicant is requesting the following modifications to the East Franklinton Development Standards:

- To reduce the minimum side yard setback in the West Broad St District from 3 ft. to 10 ½ inches

Applicable Code Development Standards:

Standard	West Broad St	Staff Comments
Manufacturing, < 10,000 SF	Permitted Use	Consistent
Standard (All other uses)	West Broad St	Staff Comments
Minimum Front Yard	0'	N/A
Maximum Front Yard	10' (except w public-private zone)	
Minimum Parking Setback	5'	N/A
Minimum Side Yard	3'	Not Consistent. Applicant proposing ~10 1/2"
Minimum Fence/Wall Setback	0'	N/A
Minimum Rear Yard	0'	N/A
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	5 stories or 60'	Consistent
Building Frontage	All Buildings shall front on Public	N/A

	street	
Lighting	Per C.C. 3323.21	N/A
Graphics	Per C.C. 3323.21	N/A
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking	Manufacturing, < 10,000 SF. 500 SF additional manufacturing space. No additional parking required	0 spaces provided

Applicable Plan Development Standards:

Recommendation and Standard	Staff Comments
Land Use Compatibility	
<ul style="list-style-type: none"> When a proposed use is compatible with adjacent uses, it should be supported. 	Permitted use by code
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	
<ul style="list-style-type: none"> Architecture should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton. 	Consistent
Service, Light Industrial, and Light Manufacturing Uses	
<ul style="list-style-type: none"> The development character of East Franklinton includes a variety of businesses, including services, light industrial and light manufacturing. Unless otherwise noted in the plan’s zoning recommendations, such uses are expected to continue in the neighborhood. It should be noted that certain artistic methods are industrial in nature, such as metal work and fabrication, and stone cutting. 	Consistent
Building Orientation and Setbacks	
<ul style="list-style-type: none"> The minimum setback for a principal building is zero feet and the maximum setback for a principal building is ten feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage. 	Consistent

The East Franklinton Creative Community District Plan recommends that the character of East Franklinton includes a variety of businesses, including services, light industrial and light manufacturing. Staff supports the proposed exterior alterations as it exhibits architectural character in keeping with the neighborhood, relative to materials, design, and color. Staff supports the applicants request to reduce the minimum side yard setback from 3 ft. to 10 ½ in. since trucks are already parking within the setback. Enclosing the area will enhance the character of the neighborhood and provide a secured space for the applicant to park his trucks.

Staff Recommendation:

Approval

Approval with Conditions

Table

Disapproval

~3:35 17-10-003 Address: 424 Town Street
 Property Owner: Harper Enterprises Inc.
 Applicant: Mode Architects
 To be reviewed: Site work; Parking modification
Sub-Districts: West Broad St Arts and Innovation Dodge Park
 Code Reference: 3323.21 Development Standards

Staff Observations:

424 W Town Street is located at the corner of Lucas Street and W Town Street and is currently occupied by Land-Grant Brewing Company. During the March 18, 2014 and May 20, 2014 EFRB meetings, the Board reviewed and approved applications for change in use and associated parking reduction from a required 62 parking spaces to the provided 17 spaces.

The applicant is now requesting an additional parking reduction from 17 to 16 spaces. The eliminated parking space will be designated as a “Food Truck Dock” for food truck parking. Furthermore, the applicant is proposing a 42 SF (6’-61” by 7’-6”) addition to the existing exterior equipment enclosure. The height and material will match the existing wood fence enclosure.

The applicant is requesting the following modifications to the East Franklinton Development Standards:

1. A one space reduction to the required parking from 17 to 16 spaces

Applicable Code Development Standards:

Standard (All other uses)	Arts and Innovation	Staff Comments
Parking	Approved for 17 spaces	Providing 16 spaces. Applicant proposing a parking space is to be declared ‘Food Truck Dock.’

Applicable Plan Development Standards:

Recommendation and Standard	Staff Comments
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	
<ul style="list-style-type: none"> Architecture should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton. 	Consistent
<ul style="list-style-type: none"> New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods. 	Consistent
Parking	
<ul style="list-style-type: none"> Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate. 	Consistent
Building Orientation and Setbacks	

The proposed wood fence extension for the equipment storage area is consistent with the recommendations of the East Franklinton Creative Community District Plan. Staff supports the proposed parking reduction from 17 to 16 spaces as it contributes to the vision of the plan to develop a walkable, dense, mixed-use neighborhood.

Staff Recommendation: Approval Approval with Conditions Table Disapproval

F **NEXT MEETING**

Tuesday – November 21, 2017 at 50 W Gay St at 3:00 pm